106.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,297,500 / 1,297,500
					USE VALUE:	1,297,500 / 1,297,500
					ASSESSED:	1,297,500 / 1,297,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		OLDHAM RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KLOSINSKI YVONNE ANN
Owner 2:	
Owner 3:	
Street 1:	10 OLDHAM RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CIMASZEWSKI STEVEN A & YVONNE -
Owner 2:	-
Street 1:	10 OLDHAM RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .228 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2011, having primarily Clapboard Exterior and 2680 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9953.000	794,500		503,000	1,297,500
Total Card	0.228	794,500		503,000	1,297,500
Total Parcel	0.228	794,500		503,000	1,297,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 484.14 | /Parcel: 484.14

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	67983
GIS Ref	
GIS Ref	
Insp Date	09/20/18

!8377!

PREVIOUS ASSESSMENT

Parcel ID: 106.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	794,500	0	9,953.	503,000	1,297,500		Year end	12/23/2021
2021	101	FV	770,900	0	9,953.	503,000	1,273,900		Year End Roll	12/10/2020
2020	101	FV	770,900	0	9,953.	503,000	1,273,900	1,273,900	Year End Roll	12/18/2019
2019	101	FV	592,100	0	9,953.	503,000	1,095,100	1,095,100	Year End Roll	1/3/2019
2018	101	FV	600,800	0	9,953.	431,200	1,032,000	1,032,000	Year End Roll	12/20/2017
2017	101	FV	600,800	0	9,953.	402,400	1,003,200	1,003,200	Year End Roll	1/3/2017
2016	101	FV	600,800	0	9,953.	344,900	945,700	945,700	Year End	1/4/2016
2015	101	FV	588,000	0	9,953.	309,000	897,000	897,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:13:36

LAST REV

Date	Time
10/03/18	14:45:10
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8377

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CIMASZEWSKI STE	1518-124		11/14/2017	Estate/Div	1	No	No		
27 29 HARVARD S	1409-69		12/19/2011		955,000	No	No		
ACONE LINDA,	1397-2		3/2/2011	Mult Lots	674,239	No	No		
	1055-80		3/1/1989		100	No	No		A

USER DEFINED

Prior Id # 1:	67983
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/20/2011	474	New Buil	188,000					
4/29/2011	360	Foundati	10,000					
3/17/2011	160	Demoliti	12,000					DEMO HOUSE

ACTIVITY INFORMATION

Date	Result	By	Name
9/20/2018	TTL REFUSAL	BS	Barbara S
6/27/2012	External Ins	BR	B Rossignol
3/14/2012	MLS	EMK	Ellen K
2/18/2009	Meas/Inspect	163	PATRIOT
10/27/1999	Meas/Inspect	243	PATRIOT
8/21/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9953		Sq. Ft.	Site		0	70.	0.72	4									503,011						503,000	

Total AC/HA:	0.22849	Total SF/SM:	9953	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	503,011	Spl Credit		Total:	503,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2011	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.7	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.7	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.04179096
Const Adj.:	1.00989902
Adj $ / SQ:	136.773
Other Features:	121940
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	800054
Depreciation:	5600
Depreciated Total:	794453

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

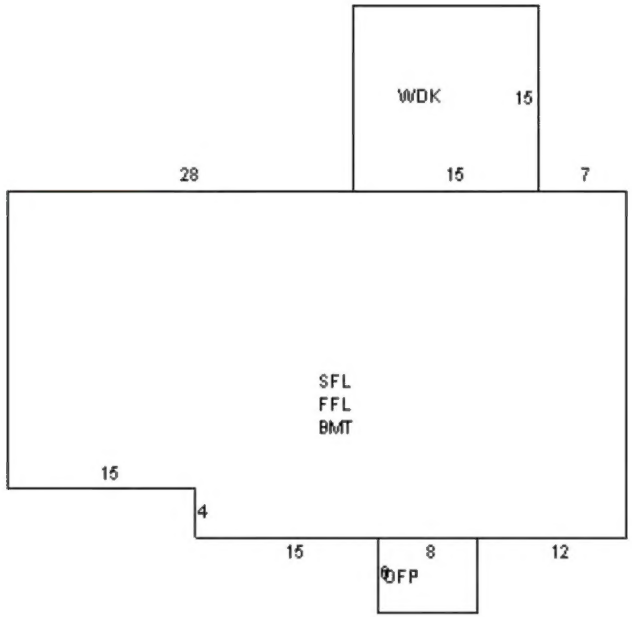
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	199.69
Special Features:	0	Val/Su Net:	185.07
Final Total:	794500	Val/Su SzAd	296.46

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,340	41.030	54,983
FFL	First Floor	1,340	136.770	183,276
SFL	Second Floor	1,340	136.770	183,276
WDK	Deck	225	10.550	2,373
OFP	Open Porch	48	44.440	2,133

Net Sketched Area:	4,293			Total:	426,041
Size Ad	2680	Gross Area	4293	FinArea	2680

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

106.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	9X12	A	GD	2018	0.00	T	1	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	